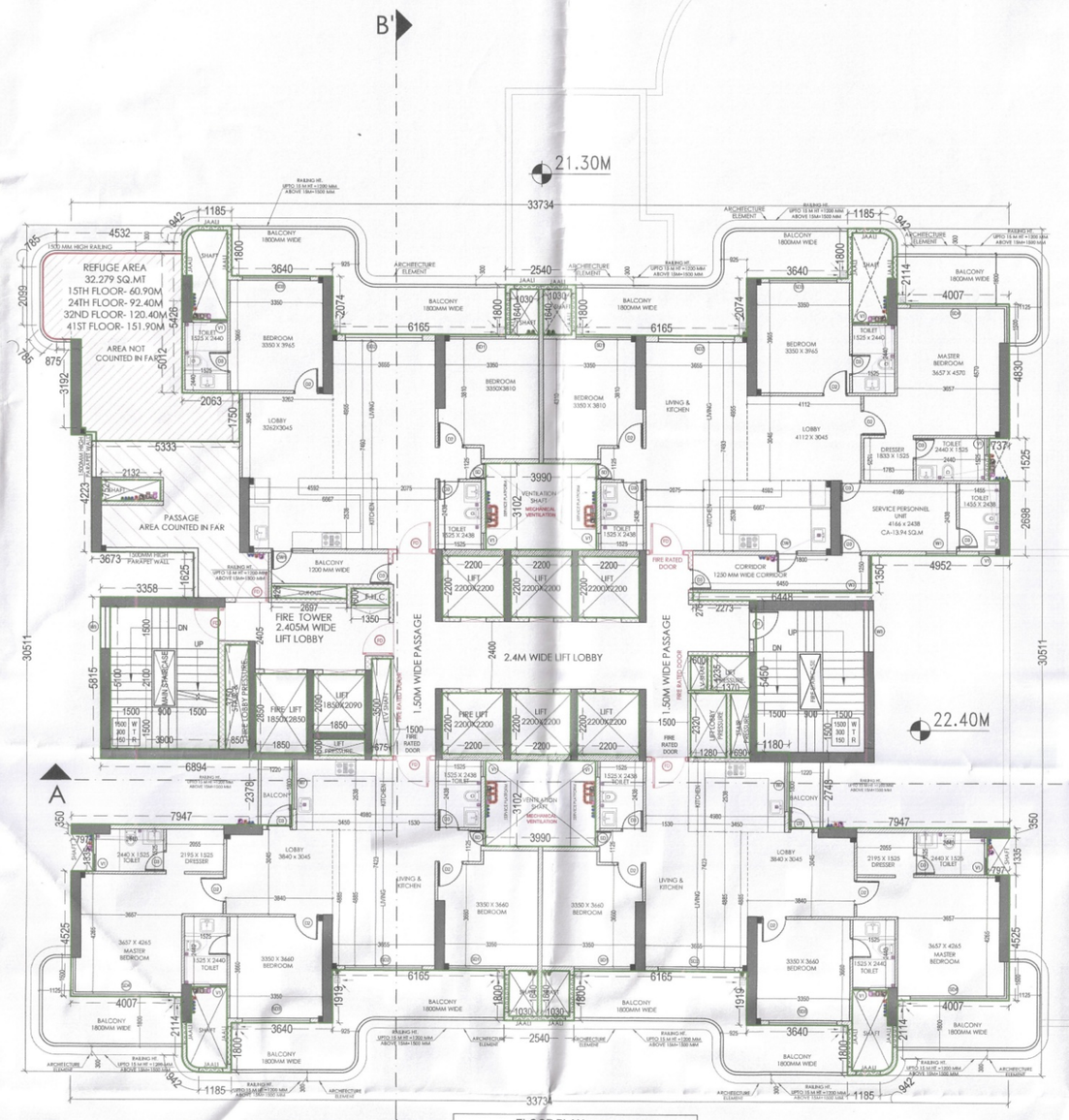
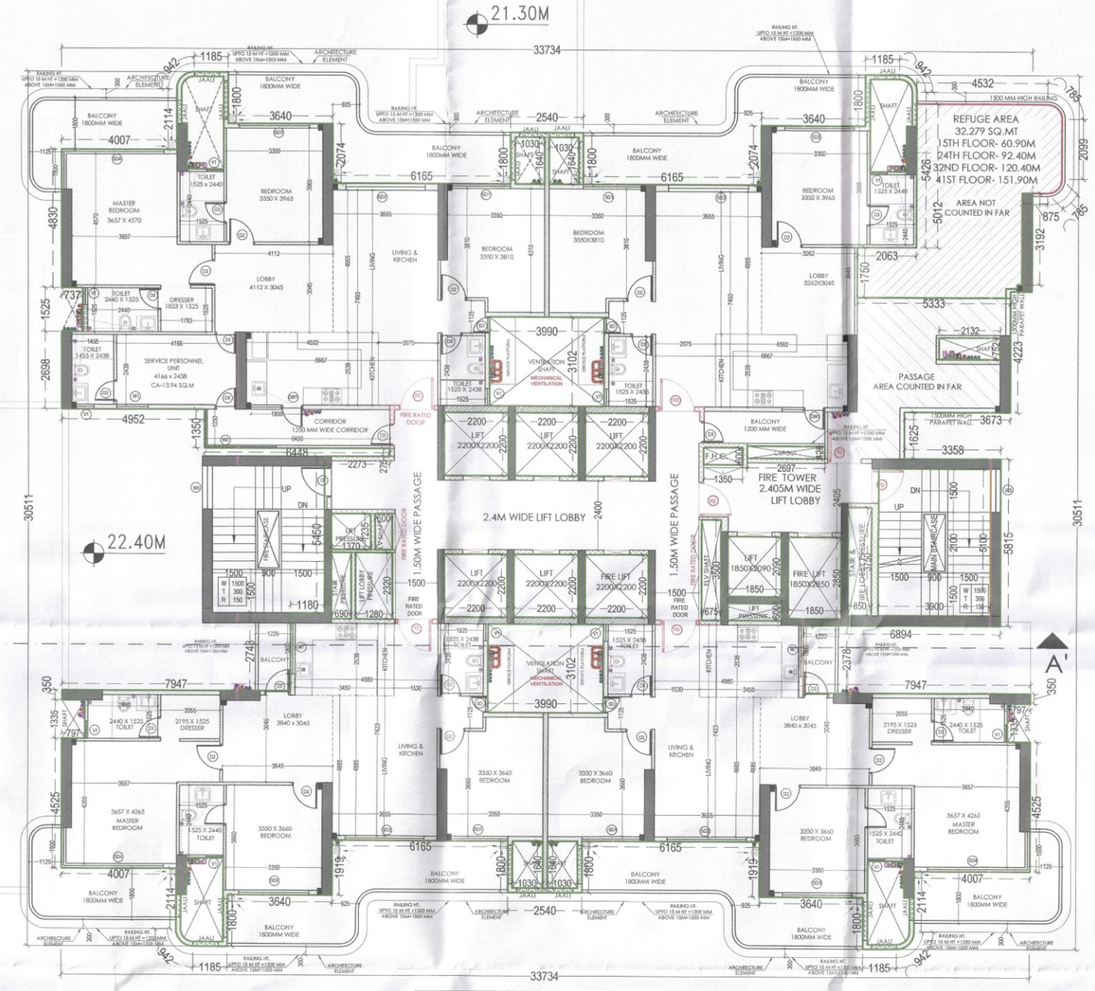


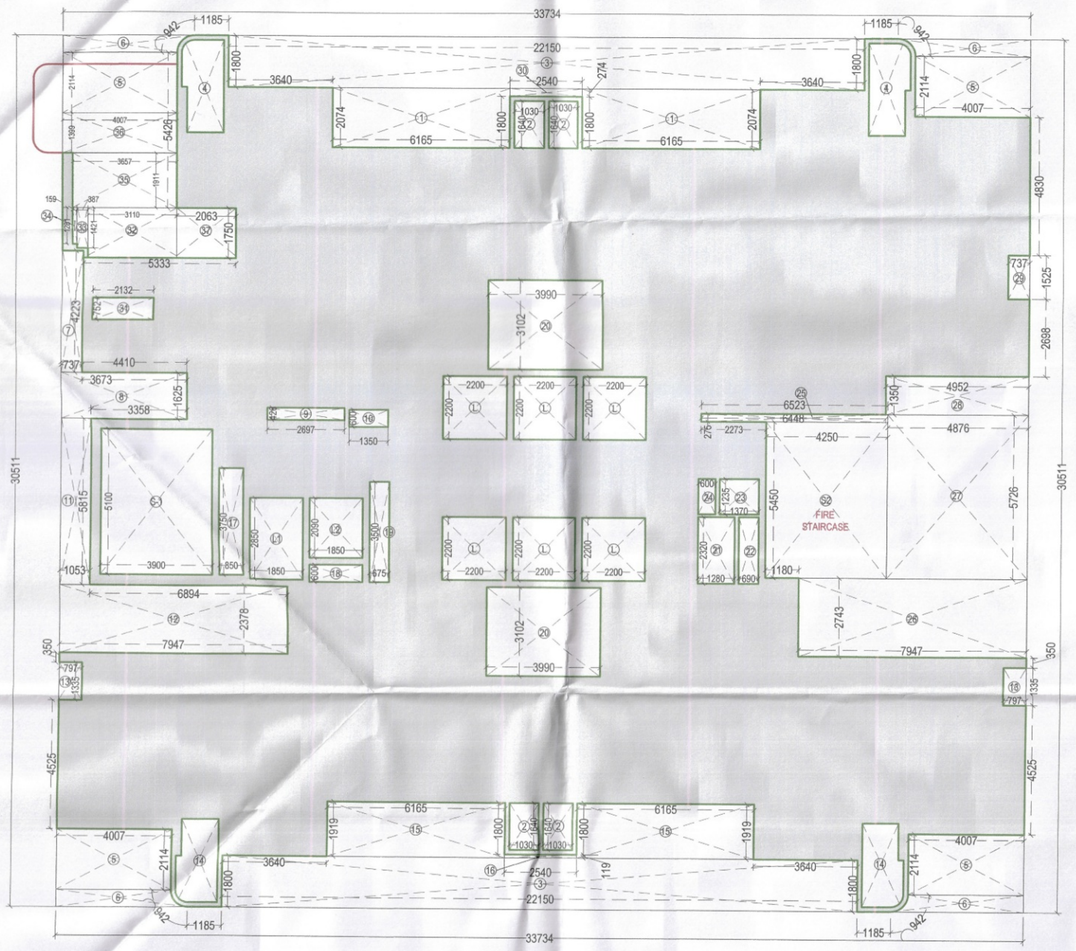
FLOOR PLAN

TOWER	A
FLOOR	REFUGE 15TH, 24TH ,32ND & 41ST



FLOOR PLAN

TOWER	B
FLOOR	REFUGE 15TH, 24TH ,32ND & 41ST



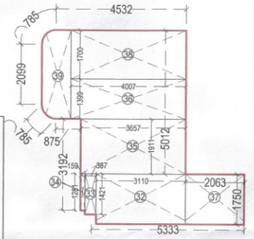
FAR AREA DIAGRAM

TOWER	A
FLOOR	REFUGE 15TH, 24TH ,32ND & 41ST

ANNEX-E
(CLAUSE 5.14 & 6)
ADDITIONAL REQUIREMENT
FOR HIGH RISE BUILDINGS

High rise apartment buildings with apartments having balcony, need not be provided with refuge area; however apartment buildings without balcony shall provide refuge area as given above. Refuge areas for apartment buildings of height above 60 m while having balconies shall be provided at 60 m and thereafter at every 30 m. The refuge area shall be an area equivalent to 0.3 m^2 per person for accommodating occupants of two consecutive floors, where occupant load shall be derived on basis of 12.5 m^2 of gross floor area and additionally 0.9 m^2 for accommodating wheel chair requirement or shall be 15 m^2, whichever is higher.

BUILT-UP AREA 16th FLOOR = 645.834 sq.mt.
BUILT-UP AREA 15th FLOOR = 655.864 sq.mt.
TOTAL BUILT-UP FOR 16th & 17th FLOOR = 1300.698 sq.mt.
OCCUPANT LOAD (1/25 SQ.MT. OF GROSS FLOOR AREA)
= 1300.698 SQ.MT. /12.5 sq.mt.
= 104.055
AREA REQUIRED FOR PER PERSON = 0.3 sq.mt.
TOTAL AREA REQUIRED = 104.055 x 0.3 sq.mt.
= 31.216 sq.mt.
0.9 SQ.MT FOR WHEEL CHAIR = 31.216+0.9 = 32.116 sq.mt.
TOTAL PROPOSED AREA = 32.279 Sq.mt.

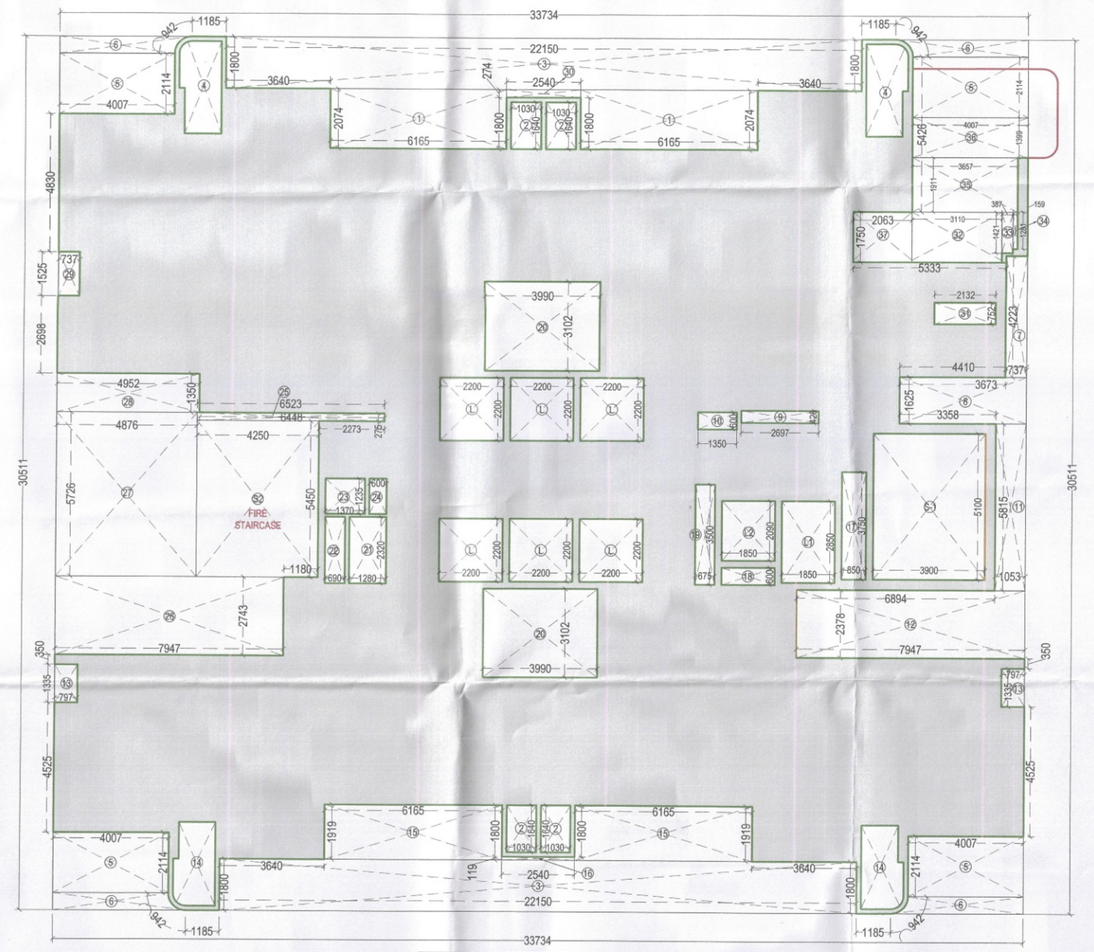


FAR AREA				
TOWER FLOOR		A & B REFUGE FLOOR		
NAME	NO.	LENGTH	WIDTH	AREA (IN SQ.MT.)
ADDITION				
	2	33.734	30.511	2058.516
TOTAL ADDITION (A)				2058.516
SUBTRACTION				
1	4	6.165	2.074	51.145
2	8	1.030	1.640	13.514
3	4	22.150	1.800	159.480
4	4	AS PER PLAN		17.528
5	8	4.007	2.114	67.766
6	8	AS PER PLAN		19.848
7	2	0.737	4.223	6.225
8	2	4.410	1.626	14.333
9	2	2.697	0.425	2.298
10	2	1.350	0.600	1.620
11	2	1.053	5.815	12.246
12	2	7.947	2.378	37.796
13	4	0.757	1.335	4.256
14	4	AS PER PLAN		15.972
15	4	6.165	1.919	47.323
16	2	2.540	0.119	0.605
17	2	0.850	3.750	6.375
18	2	1.850	0.600	2.220
19	2	0.675	3.500	4.725
20	4	3.990	3.102	49.508
21	2	1.280	2.320	5.939
22	2	0.650	2.320	3.016
23	2	1.370	1.235	3.384
24	2	0.600	1.235	1.482
25	2	6.523	0.275	3.588
26	2	7.947	2.743	43.687
27	2	4.876	5.726	55.840
28	2	4.952	1.350	13.370
29	2	0.737	1.525	2.248
30	2	2.540	0.274	1.392
31	2	2.132	0.752	3.207
32	2	3.110	1.750	10.885
33	2	0.387	1.421	1.100
34	2	0.159	1.281	0.407
35	2	3.657	1.911	13.977
36	2	4.007	1.399	11.212
37	2	2.063	1.750	7.221
S1	2	3.900	5.100	39.780
S2	2	4.250	5.450	46.325
L	12	2.200	2.200	58.080
L1	2	1.850	2.850	10.545
L2	2	1.850	2.090	7.733
TOTAL SUBSTRACTION (B)				879.294
TOTAL FAR AREA (A-B)				1179.222

REFUGE AREA				
TOWER FLOOR		A & B REFUGE FLOOR		
NAME	NO.	LENGTH	WIDTH	AREA (IN SQ.MT.)
ADDITION				
32	1	3.110	1.750	5.443
33	1	0.387	1.421	0.550
34	1	0.159	1.281	0.204
35	1	3.657	1.911	6.989
36	1	4.007	1.399	5.606
37	1	2.063	1.750	3.610
38	1	4.007	1.700	6.812
39	1	AS PER PLAN		3.066
TOTAL				32.279

NON FAR AREA				
TOWER FLOOR		A & B REFUGE		
NAME	NO.	LENGTH	WIDTH	AREA (IN SQ.MT.)
ADDITION				
S1	2	3.900	5.100	39.780
S2	2	4.250	5.450	46.325
32	2	3.110	1.750	10.885
33	2	0.387	1.421	1.100
34	2	0.159	1.281	0.407
35	2	3.657	1.911	13.977
36	2	4.007	1.399	11.212
37	2	2.063	1.750	7.221
TOTAL				130.906

BUILT UP AREA	
TOWER FLOOR	A & B REFUGE FLOOR
NAME	AREA (IN SQ.MT.)
FAR AREA	1179.222
NON FAR AREA	130.906
TOTAL	1310.129



FAR AREA DIAGRAM

TOWER	B
FLOOR	REFUGE 15TH, 24TH ,32ND & 41ST

S.T.P. (H) Member Secretary B.P.A.C.
S.T.P. (O) Member B.P.A.C.
C.T.P. (H/R) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
AD
PA
ATP
Rajesh Dutt SD(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

PLUMBING LEGEND:-
- 100 OD uPVC SOIL PIPE
- 100 OD uPVC WASTE PIPE
- 100 OD uPVC RAIN WATER
- KHURRA 450x450mm
- 100ø WASTE PIPE
- 100ø SOIL PIPE
- 75 ø RAIN WATER PIPE
- FT FLOOR TRAP
- FD FLOOR DRAIN

TOWER A & B JOINERY				
SR. NO.	NAME	WIDTH	SILL	LINTEL
1	SD1	2350	0	2850
2	SD2	2755	0	2850
3	SD3	2450	0	2850
4	SD4	3547	0	2850
5	D1	1050	0	2400
6	D2	1050	0	2400
7	D3	750	0	2400
8	D4	2000	0	2400
9	D5	690	0	2100
10	D6	900	1500	2100
11	DW1	1800	0	2400
12	FD	1225	0	2400
13	W1	2500	900	2400
14	W2	2000	900	2400
15	W3	1525	900	2400
16	W4	2100	900	2400
17	W5	1000	900	2400
18	W6	1800	900	2400
19	W7	1800	1050	2400
20	V1	600	1500	2400
21	FD- 1	2000	0	2400

PROJECT:
APPROVAL OF BUILDING PLAN OF GROUP HOUSING COLONY UNDER TOD policy dated 09.02.2016 FOR AN AREA MEASURING 8.2625 ACRES (LICENSE NO. 98 OF 2025 DATED 13.06.2025) IN SECTOR-88A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY AURA BUILDERS & DEVELOPERS PVT. LTD.

ARCHITECT:
ARCHITECTS AND CONSULTANTS
AE STUDIO
an architectural design studio
A-6, GREEN PARK EXT.,
NEW DELHI-110016, Ph.: 011 47350369
E-Mail : info@aestudio.in , Web.: www.aestudio.in

Checked for Public Health (Internal) Service only subject to comments in in forwarding letter
Upc 5.15 27/12/2025
Public Health Engineer (HQ) for Chief Engineer-I

SCALE:
DATE- NOVEMBER 2025
NORTH

SHEET NO. 12

SHEET TITLE:
TOWER A,B
REFUGE FLOOR PLAN

FSO (HQ) Mumbai BPAC

OWNERS SIGNATURE	ARCHITECT SIGNATURE
Aura Builders And Developers Pvt. Ltd. Director	Sandeep Tandon Architect CA/97/21634